

MINUTES

**HISTORIC PRESERVATION COMMISSION
First Floor Community Development Conference Room
7447 E. Indian School Road, Scottsdale, AZ
October 28, 2004
5:00 P.M.**

CALL TO ORDER

The meeting was called to order at 5:00 P.M.

ATTENDANCE

Present: Cathy Johnson, Acting Chair
George Hartz
Nancy Dallett
Kathy Howard

Absent: Ed Wimmer, Chair
B.J. Gonzales, Vice Chair
Paul Winslow, Commissioner

Staff: Don Meserve
Debbie Abele, HPO

Visitors: Liz Wilson, Don Ryden, Jerry Brown, Darlene Petersen, and Richard Funke

ROLL CALL

A formal roll call confirmed members present as stated above.

OCTOBER 14, 2004 MINUTES

Commissioner Hartz made a motion to approve the minutes of the October 14, 2004 meeting as presented. The motion was seconded by Commissioner Dallett and passed unanimously 4-0.

PROPOSED PINK PONY RESTURANT FAÇADE IMPROVEMENTS

Ms. Abele introduced Don Ryden of Ryden Architects. She explained that rather than doing a full blown building condition assessment (BCA) it was determined to take a look at the building storefront and understand the physical needs of the building. Staff selected Don Ryden to do the analysis of the façade improvements. The next step will be to try and find financial assistance to undertake the proposed treatment.

Mr. Ryden presented information on the historical significance of the building. He reviewed the character defining elements. He remarked there are two clients, the building and the owner, and we have to understand what the character defining features are and what the owner's needs are.

Mr. Ryden presented information on the design statement using a drawing and photos. He explained the Pink Pony Steak House has retained the original architectural character virtually intact: that character need not be changed. In order to retain the "Southwest Modern" style of Scottsdale's original "sports bar", any alterations to the exterior must be very subtle, deferring to the historic features. The original,

and surviving, color scheme should be retained because of its close association with the title “Pink Pony”. The preservation and rehabilitation treatments for the facades should comply with the Secretary of the Interior’s Rehabilitation Standards. A conceptual plan to make the Pink Pony sign more visible was illustrated on the drawing with a curved parapet wall. Many of the proposed improvements involve development of the public sidewalk and alley. Thus, it will be necessary to coordinate all off-site improvements, activities, and events with the City of Scottsdale.

Mr. Ryden discussed the phased rehabilitation work program he has discussed with the business owner. He responded to questions and comments from the commissioners’ regarding the phased rehabilitation work program.

Ms. Abele explained this is for information only tonight and no action. The final design and rehabilitation plans will need to come back for review by the Commission of a Certificate of Appropriateness in the future.

Jerry Brown, owner of the Pink Pony business, stated Mr. Ryden has met with him and asked what he would like to do in the future. He would like to expand the restaurant within the existing building and stated that displaying the baseball memorabilia in more visible locations is very important to him.

Mr. Ryden has completed the analysis and preliminary design concepts and he will provide the required cost estimates for construction to the City soon to complete his work.

DRAFT CHARACTER-DEFINING FEATURES FOR SUGAR BOWL AND PINK PONY PROPERTIES

Ms. Abele passed out a draft of the character-defining features for the Sugar Bowl and the Pink Pony HP zoned properties. She asked the commissioners to review these documents and, at the next meeting, the agenda will include going over the language to revise the guidelines. Commissioner Johnson suggested commissioners look at the buildings between now and the next meeting and take the draft of the character-defining features with them.

Commissioner Johnson stated the Sugar Bowl color should be considered significant. She further stated, with regard to the Pink Pony, that it be noted that the signage is original.

CONTACTS WITH OWNERS IN POTENTIAL NEIGHBORHOOD AND DOWNTOWN HISTORIC DISTRICTS

Ms. Abele reported after the last meeting, staff contacted various meeting locations, and residents, and set up meetings for the five top neighborhoods. The purpose of the meetings is to provide information to residents on why their neighborhoods were considered significant and to answer their questions about historic districts and the process. She further reported staff is hoping that there will be at least one commission member in attendance at each of the five meetings. Commissioner Hartz stated he would attend the November 4th Cavalier Vista 3 & 4 meeting. Commission Dallett stated she would attend the November 9th Scottsdale Estates 4 meeting. Commissioner Howard stated she would attend the November 10th Sherwood heights meeting. Commissioner Johnson stated she would attend the November 13th Town & Country Scottsdale meeting. She suggested the commissioners’ wear nametags.

Darlene Petersen requested staff provide her with a list of pros and cons for HP designation because she is receiving a lot questions regarding how HP designation would affect them. Ms. Abele replied staff is working on a question and answer fact sheet.

COMMITTEE REPORTS

Historic Register

Commissioner Howard reported the Historic Register Committee met last evening and discussed 1950's multi-family housing. The committee has scheduled a walking tour of the multi-family housing complexes in the Valley Ho area for Saturday, November 13th at 11:30 a.m. She further reported the Mayor's Breakfast scheduled for November 18, 2004, will have Grady Gammage and Ms. Able as the featured speakers. The subject will be postwar ranch neighborhoods and why they are significant.

She stated the Mesa Historic Preservation Committee has requested holding a joint meeting with the Historic Register Committee because they are interested in what we have done in reviewing the neighborhoods.

Education Outreach

Commissioner Hartz reported the Education Outreach Committee has been attempting to meet but the members have very challenging schedules and several neighborhood meetings are also scheduled for early November.

HPO/STAFF REPORT AND ANNOUNCEMENTS

Ms. Abele announced that Liz Wilson has accepted a position with the City of Phoenix Historic Preservation Office. Commissioner Dallett thanked Ms. Wilson for all of the work she has done.

PUBLIC COMMENTS

Darlene Petersen shared pictures with the Commission members of the Charles Miller house when Richard Funke had it transported from 75th Place to just west of Goldwater Boulevard on March 22nd.

Richard Funke inquired about the boundaries for the Downtown Historic Districts. Ms. Abele reviewed the boundaries for the proposed 5th Avenue and Main Street Districts and the 1st Avenue collection.

FUTURE MEETINGS AND AGENDA ITEMS

Ms. Abele stated the next meeting will be on November 11, 2004.

Commissioner Johnson requested an update on the Valley Ho. Ms. Abele reported it is going forward according to the plan the Commission approved for the rehabilitation.

Mr. Meserve stated the rehabilitation plans for the Mission Church on Brown Avenue would be coming to the Commission on a future agenda for review of plans for renovation of the building. The plans have not been submitted so no hearing date has been scheduled.

Meeting adjourned at 6:25 p.m.

Submitted by: